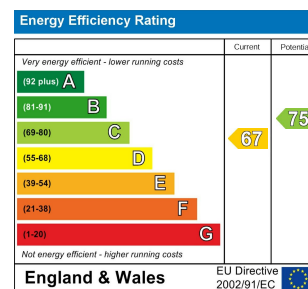
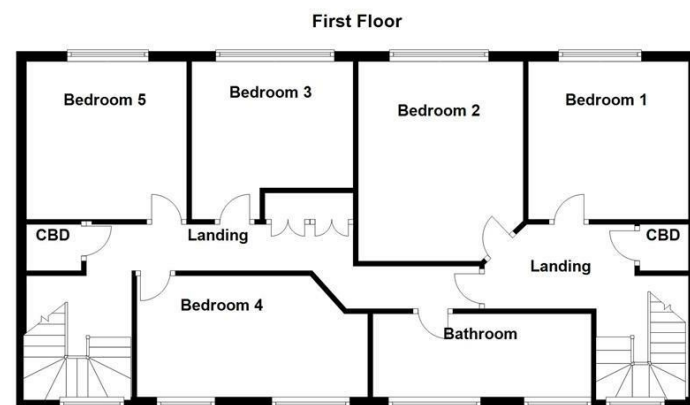
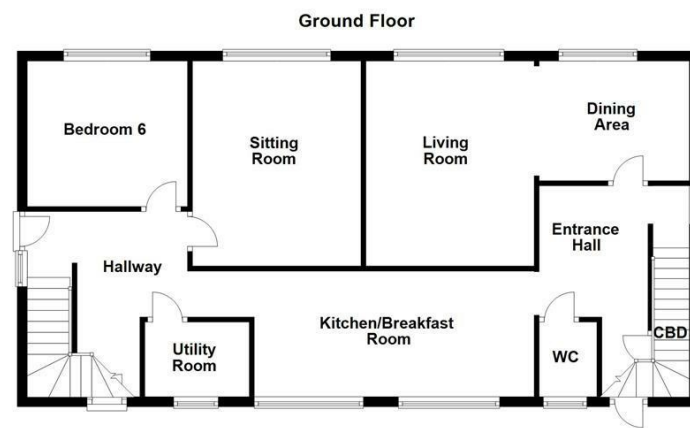




WAKEFIELD | **OSSETT** | **HORBURY**
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NORMANTON | **PONTEFRACT & CASTLEFORD**
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IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
 Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
 Pontefract & Castleford office 01977 798844
 Ossett & Horbury offices 01924 266555
 and Normanton office 01924 899870.
 Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
 If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
 Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
 Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



15 Rockhouse Drive, Dewsbury, WF13 2BU
For Sale Freehold Offers Over £375,000

A fantastic opportunity to purchase this substantial six bedroom detached family home benefitting from two reception rooms, detached garage and low maintenance rear garden.

The property briefly comprises of entrance hall, downstairs w.c., modern fitted kitchen with hallway leading to utility, sitting room, bedroom six, dining area and living room. The first floor landing leads to five bedrooms, two spacious storage cupboards and the house bathroom. Outside, there are low maintenance gardens to front and rear with driveway providing off street parking leading to the single detached garage.

The property is located close to local amenities and schools within the surrounding area of Dewsbury with main bus routes running to and from Wakefield and Leeds. The M1 and M62 motorway links are only a short distance away, perfect for the commuter looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Laminate flooring and doors providing access to the understairs storage cupboard, downstairs w.c. and dining room with archway into the kitchen. Central heating radiator, UPVC double glazed window to the side aspect and staircase with handrail leading to the first floor landing.

W.C.

4'9" x 3'10" [1.45m x 1.17m]

Low flush w.c., wall hung wash basin with two taps and tiled splash back above. Laminate flooring, coving to the ceiling, UPVC double glazed frosted window to the front aspect and central heating radiator.

KITCHEN

22'5" [max] x 18'4" [min] x 8'3" [6.85m [max] x 5.61m [min] x 2.52m]

Range of wall and base units with laminate work surface over and tiled splash back above, circular stainless steel sink and drainer with mixer tap, space for a large fridge/freezer freestanding, display cabinets with glass shelving and downlights, breakfast bar, central heating radiator, inset spotlights to the ceiling, fully porcelain tiled floor, integrated oven and grill with four ceramic hobs, stainless steel splash back and cooker hood above. Two UPVC double glazed windows overlooking the front aspect, coving to the ceiling and an archway providing access into the hallway.

HALLWAY

Laminate flooring, central heating radiator, UPVC double glazed front entrance door and timber side entrance door. Further staircase leading to the first floor landing and UPVC double glazed window to the side aspect. Doors leading to the sitting room, bedroom and separate utility room.

UTILITY

4'7" x 6'10" [1.42m x 2.09m]

Laminate work surface with space and plumbing for a washing machine, space for a dryer and UPVC double glazed frosted window to the front aspect. Wall mounted extractor fan, coving to the ceiling and laminate flooring.

SITTING ROOM

11'1" x 13'5" [3.38m x 4.11m]

UPVC double glazed window overlooking the rear aspect, central heating radiator, laminate flooring, coving to the ceiling, ceiling rose and electric fire on a decorative hearth with matching interior and surround.



BEDROOM SIX

8'9" x 10'5" [2.69m x 3.20m]

UPVC double glazed window overlooking the rear aspect and central heating radiator.



DINING AREA

8'10" x 10'5" [2.71m x 3.19m]

UPVC double glazed window overlooking the rear aspect, central heating radiator, laminate flooring and feature archway providing access into the living room.

LIVING ROOM

13'6" x 11'1" [4.12m x 3.39m]

UPVC double glazed window overlooking the rear aspect, laminate flooring, electric fire with decorative hearth and surround.



FIRST FLOOR LANDING

UPVC double glazed windows overlooking the front aspect, coving to the ceiling and two access points into the loft. Access to two double doored storage cupboards with fixed shelving within providing a wealth of storage, five bedrooms and the house bathroom. Further timber door into the boiler cupboard housing a combi condensing boiler within.

BATHROOM/W.C.

14'4" x 5'2" [4.37m x 1.59m]

Four piece suite comprising walk in shower cubicle with solid glass shower screen with mixer shower, chrome rain shower head and shower attachment within, laminate wash basin with chrome mixer tap and vanity cupboards below. Concealed low flush w.c., panelled bath with full tiled surround, chrome mixer tap and chrome shower attachment. Fully tiled walls and floor, chrome ladder style radiator, UPVC cladding with chrome strips to the ceiling, wall mounted extractor fan and two UPVC double glazed frosted windows overlooking the front elevation.



BEDROOM ONE

10'5" x 10'5" [3.20m x 3.18m]

UPVC double glazed window overlooking the rear elevation, coving to the ceiling and central heating radiator.

BEDROOM TWO

13'5" x 11'2" [4.11m x 3.42m]

Coving to the ceiling, UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM FIVE

10'6" x 10'4" [3.21m x 3.17m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM FOUR

7'2" x 15'3" [2.19m x 4.65m]

Coving to the ceiling, two UPVC double glazed windows overlooking the front elevation and central heating radiator.

BEDROOM THREE

10'6" [max] x 8'3" [min] x 11'3" [3.21m [max] x 2.54m [min] x 3.43m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.

OUTSIDE

To the front there is on street parking available with a low maintenance paved seating area and pebbled border with central paved pathway running along the front of the property. Double timber gates provide access down the side and timber gate on the other side with paved pathway accessing the enclosed rear garden. Within the rear garden, there's a large paved patio area, perfect for entertaining and dining purposes, with a low maintenance rear garden incorporating timber shed and timber gate accessing the paved area. There is a driveway down the side leading to a single detached garage with manual up and over door and timber side door.



COUNCIL TAX BAND

The council tax band for this property is D.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.